

**PLANNING COMMISSION  
REGULAR MEETING May 4, 2015**

Anthony Whelan, Chairman, opened the meeting at 6:09 P.M. with the following in attendance:

**MEMBERS:**

Anthony Whelan, Chair  
Robert Pease, Vice-Chair  
Harry Jancis, Absent  
Ray Krzykowski  
Robert Clark, Alternate  
Dave Sletner, Alternate

**OTHERS:**

Public: 0  
Sue Goggin, ZEO

1. Robert Pease led with the Pledge of Allegiance. He took attendance, and noted there was a quorum. He appointed Robert Clark a regular voting member.
2. Executive session with Borough Attorney.  
There was no executive session.
3. Review /Approval of the April 6, 2015 Regular Meeting Minutes.

**VOTED: 3-0-2** on a motion by Ray Krzykowski and seconded by Robert Pease to **APPROVE** the April 6, 2015 Regular Meeting Minutes as written.

**FOR**

Robert Pease  
Ray Krzykowski  
Robert Clark

**AGAINST**

**ABSTAIN**

Anthony Whelan  
Harry Jancis

**4. NEW BUSINESS**

- A. Commission discussion/decision regarding a referral from the zoning commission for a special permit for proposed artist housing, retail, commercial uses at the former GDC building located at 6 Rubber Avenue and 0 Maple Street, Applicant: Borough of Naugatuck, Joseph Migani, Agent

Joe Migani, architect with O’Riordan Migani Architects, gave a brief summary of the project. He noted the grants and tax credits that they are and have applied for. There was a discussion about the criteria for the rent for the apartments. Joe Migani described Artspace’s successes and failures and reasons behind both. He went through the timelines for the loans that they will be applying for. Bob Clark asked any contracts with GDC and any legal opinions that it will not be an issue. Joe said the Borough has a contract with GDC but he did not know the details. He explained the proposal for each floor of the building. There was a discussion over the corporate entity that they are hoping will occupy the second floor. Joe said that Artspace will be writing a report as to the viability of the project. It

was noted that the floor plans were not to scale. Joe will have that amended on the plans.

**VOTED:** Unanimously on a motion by Robert Clark and seconded by Robert Pease to send a **POSITIVE REFERRAL** to the zoning commission for proposed artist housing, retail, commercial uses at the former GDC building located at 6 Rubber Avenue with the stipulation that should the phases or general development fall outside the guidelines set, the applicant must reappear, Applicant: Borough of Naugatuck, Joseph Migani, Agent

B. All new items will require a 2/3 vote.

There was no new business.

## **5. ADJOURNMENT**

**VOTED:** Unanimously on a motion by Bob Clark and seconded by Harry Jancis to adjourn the meeting at 8:17 P.M.

RESPECTFULLY SUBMITTED:

Ray Krzykowski, Secretary/sg